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SWCT

# 2021 Referendum

1645 Ellington Road

# Project & Project Budget

- 1645 Ellington Rd Purchase \$3,925,000
- New vault construction at 1645 Ellington \$500,000 (Est.)
- Office design/ Reno and FF&E at 1645 Ellington \$850,000
- 1540 Sullivan Ave Design/Reno and FF&E \$200,000
- 1540 Sullivan Ave immediate repairs \$1,000,000
- Project contingency \$200,000 (7.2%)



# Why a new Town Hall?

- Based on the facilities report [https://www.southwindsor-ct.gov/sites/g/files/vyhlif3831/f/uploads/town\\_hall\\_facility\\_assessment.pdf](https://www.southwindsor-ct.gov/sites/g/files/vyhlif3831/f/uploads/town_hall_facility_assessment.pdf) conducted by the Towns Facilities department almost \$14million worth of renovations and repairs will be needed in the current Town Hall over the next 5-10 years. A new building allows us to **save \$7,325,000**.
- Over a 10 year period of time the Town is looking at **potential space** needs due to the ever growing situation with the Town Schools. There is a potential for the Board of Education to need both Old Orchard Hill and Wapping School in the near future requiring additional space for Town Departments.
- The new building has a drive through which would allow for more **convenient and safer services**.
- The new building will provide the **appropriate standards** for maintaining essential documents <https://ctstatelibrary.org/publicrecords/general-schedules-municipal/>.
- The wiring and **technology** base in the building is prepared for the 21<sup>st</sup> Century tech the Town uses.



# Line by Line Break down of Repairs

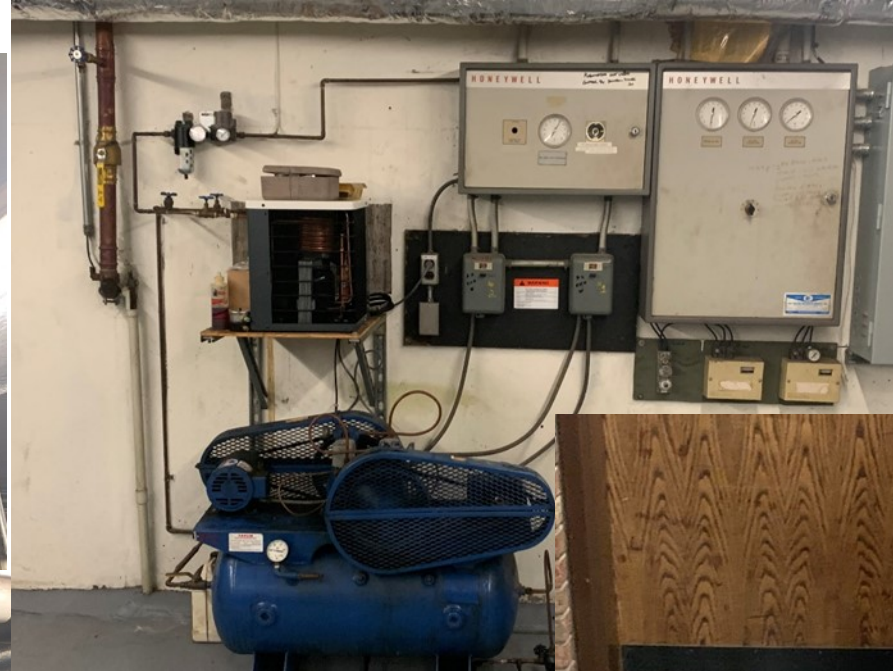
Five Years		Ten Year	
Item	Cost	Item	Cost
Roofing	\$ 350,000	Electrical	\$ 1,000,000
Code Related ADA	\$ 20,000	Roofing	\$ 40,000
Safety/Security	\$ 100,000	HVAC Systems and Ductwork	\$ 1,500,000
Windows	\$ 450,000	Concrete, Masonry, Brick	\$ 50,000
Concrete, Masonry, Brick	\$ 140,000	Flooring, Tile, Carpeting, Asbestos Abatement	\$ 450,000
Doors Exterior	\$ 20,000	Interior Renovations	\$ 5,200,000
Generator	\$ 150,000	Sub Total	\$ 8,240,000
HVAC Systems	\$ 75,000	Total 5 and 10 Year Costs	\$ 9,545,000
Sub Total	\$1,305,000	Adjusted for inflation over 10 years @ 2.5% Yr	\$12,218,406



- For more information go [to: HTTPs://www.southwindsor-ct.gov/sites/g/files/vyhlif3831/f/uploads/town\\_hall\\_facility\\_assessment.pdf](http://www.southwindsor-ct.gov/sites/g/files/vyhlif3831/f/uploads/town_hall_facility_assessment.pdf)

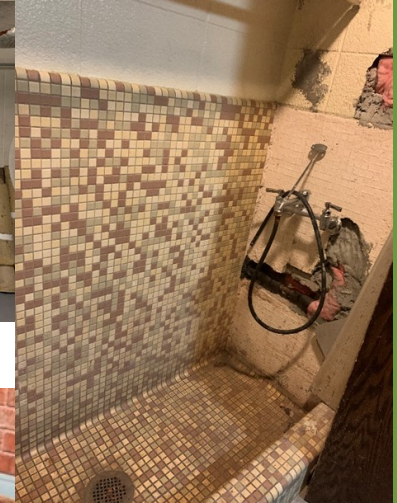


# Why a new Town Hall? Cont.





# Why a new Town Hall? Cont.



## Cost of renovating old town hall—and schedule for reno if not used as town hall?

The current Town Hall will need major renovations over the next 5-10 years. Currently it is estimated to be approximately \$14million but could be more based on construction cost escalation [https://www.southwindsor-ct.gov/sites/g/files/vyhlf3831/f/uploads/town\\_hall\\_facility\\_assessment.pdf](https://www.southwindsor-ct.gov/sites/g/files/vyhlf3831/f/uploads/town_hall_facility_assessment.pdf)

This work must be performed to ensure the Towns most valuable records are housed appropriately and in accordance with State requirements

<https://ctstatelibrary.org/publicrecords/general-schedules-municipal/>.





Question: What will happen to the current Town Hall if Town Hall is moved to 1645 Ellington Rd?

The current Town Hall will be converted into a Small Business Support Center and a South Windsor Welcome Center. It will include:

- Rental office and meeting space
- Co-working space
- Large Presentation/ Concert Hall
- Chamber of Commerce

In the future the building could also be considered for Parks& Recreation and other Town Department Offices.





# How does New Town Hall location support the POCD for creating a Town Center for SW?

The Plan of Conservation and Development calls for making a **Town Center zone**. In addition to that zone it calls for encouraging the development of that Zone by keeping civic functions within that area (p.51).

The location of the 1645 Ellington Rd provides the **potential for redevelopment**, creation of a Town Center and the development of a Town Green.

Lastly, the Town Hall and Town Green will provide a **sidewalks and trails** to interconnect proposed trails at Evergreen Walk and Wapping Park further enhancing our cross town trail system.





# What will be the Average cost to Operate 1645 Ellington Rd

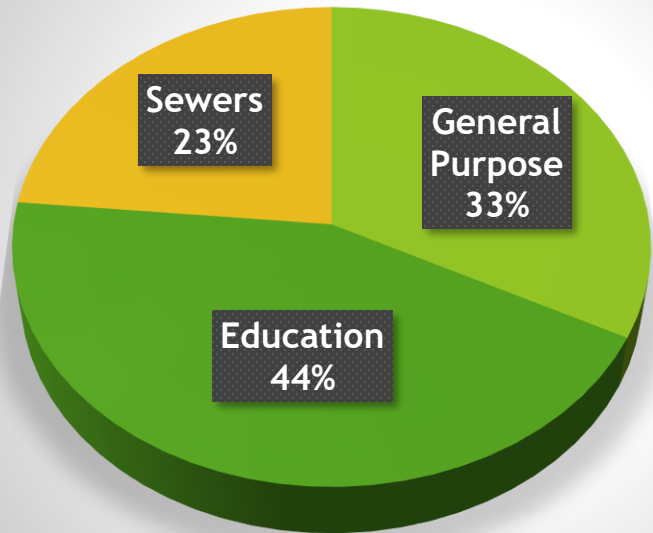
7712R, Ellington Road Occupancy Expense	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020 Budget
Electricity (54030)	3,092	1,103	1,005	-	16,005	7,448	7,275	6,686	6,362	6,494	5,816	5,816
Water and Sewer (54032)	134	123	1,235	142	113	108	108	107	108	105	101	101
Fuel (54034)	323	525	436	452	341	215	108	1,587	164	152	202	202
Maintenance Equipment and Supplies (54050)	676	20	-	261	694	-	138	-	-	59	79	79
Building Repairs and Contracts (54054)	-	1,835	3,026	-	1,448	-	933	-	2,971	2,896	1,884	1,884
Exterminating (54058)	-	-	-	-	-	-	-	160	-	-	-	-
Rubbish Removal (54060)	364	1,643	972	1,044	982	850	738	738	738	738	718	718
Janitorial Services and Contracts (54062)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Janitorial Supplies (54063)	200	200	200	200	200	200	200	200	200	200	200	200
Electrical Maintenance and Supplies (54064)	-	-	1,236	-	138	-	109	2,092	-	-	-	-
HVAC/Climate Control (54066)	200	2,690	245	400	2,690	200	346	2,690	744	400	2,690	400
Plumbing (54068)	183	160	-	-	-	-	562	-	-	-	-	-
Misc. Occupancy Expense (54190)	-	-	-	-	-	-	-	-	-	893	-	-
<b>Building maintenance services</b>	<b>7,673</b>	<b>10,797</b>	<b>10,854</b>	<b>5,000</b>	<b>25,111</b>	<b>11,520</b>	<b>13,017</b>	<b>16,759</b>	<b>13,788</b>	<b>14,437</b>	<b>14,190</b>	<b>22,918</b>



- Current average- \$13,839
- Operating cost of current Town Hall- \$13,782



## Current Issued Debt



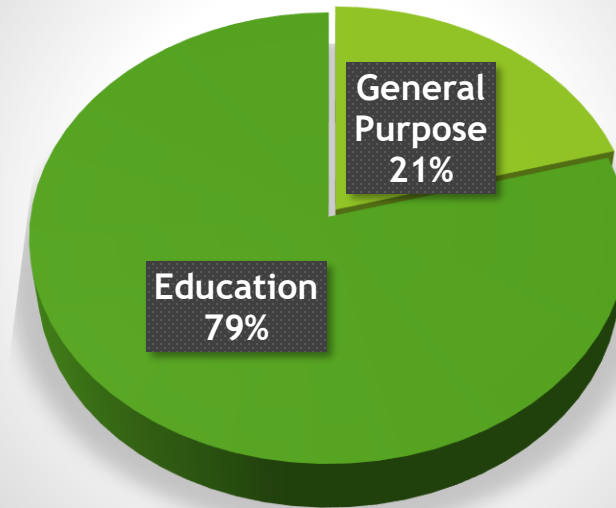
### Total Outstanding Debt Service:

General Purpose \$26.9M  
Storm Alfred, Open Space & Roads

Education: \$36.3M

Sewers: \$19.4M

## Authorized/Unissued Debt



### Debt to Issue:

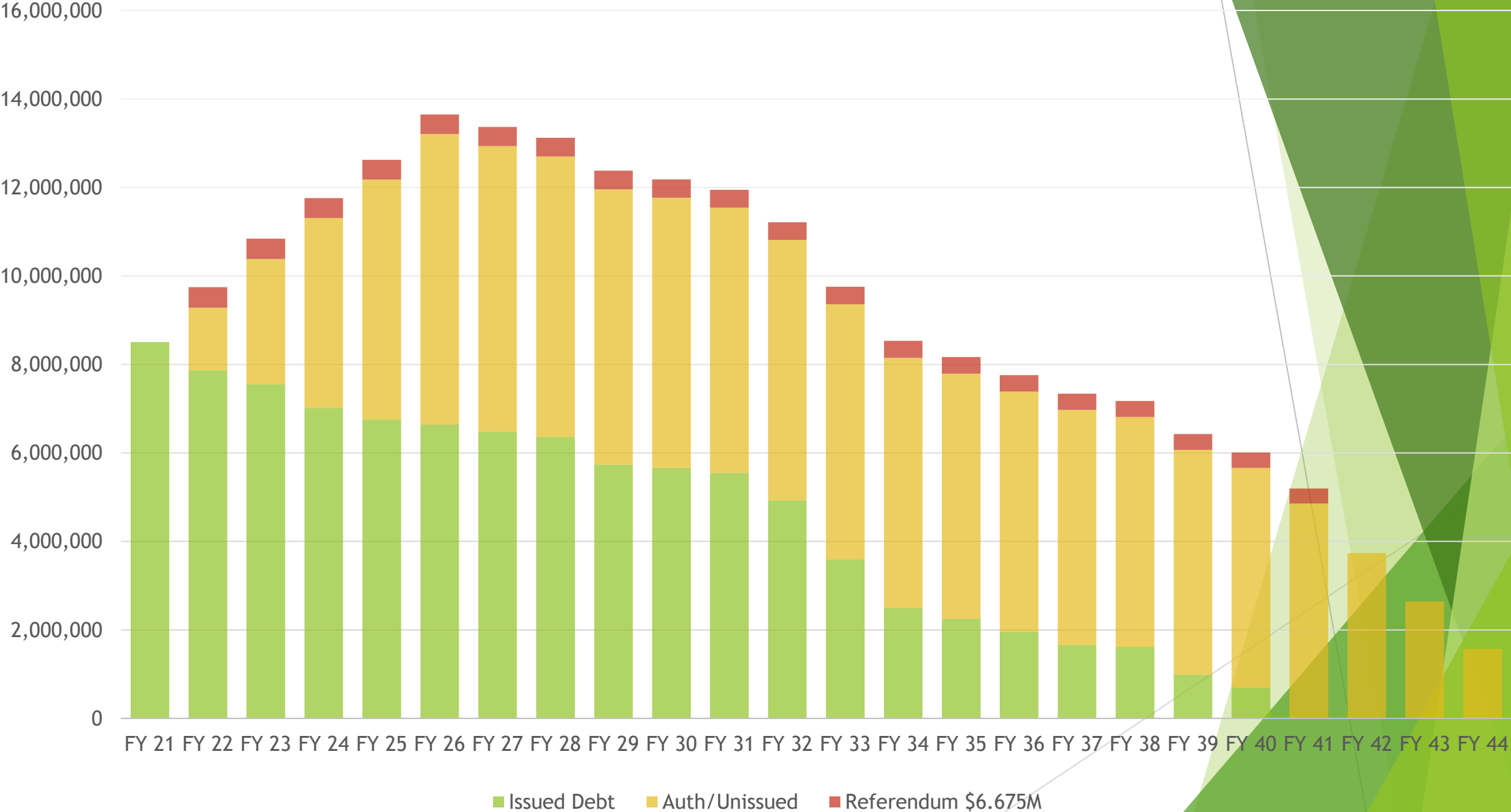
General Purpose: \$18.6M

Open Space & Roads

Education: \$71.5M

Does not include potential referendum

# FUTURE DEBT SERVICE



Project	Authorized	Bonded	Grants *	Auth/Unissued
Open Space 2009	2,000,000	400,000		1,600,000
Orchard Hill	33,521,724	20,000,000	(11,825,341)	1,696,383
Roads 2014	12,000,000	11,350,000	(647,417)	2,583
Eli Terry	37,419,060	6,500,000	(12,836,312)	18,082,748
PR Smith	32,480,940	7,000,000	(11,166,416)	14,314,524
Roads 2018	15,000,000	0		15,000,000
Open Space 2018	2,000,000	0		2,000,000
Pleasant Valley	58,500,000	0	(21,040,695)	37,459,305
TOTAL				90,155,543

\* Estimated total from State of CT



## What is the cost to me annually and monthly?

Scenario 1 \$6,675,000				
Home Market Value	Taxable Assessment	2022	Total Cost	Avg Monthly Cost
200,000	140,000	\$ (4.20)	\$ (4.20)	\$ (0.35)
250,000	175,000	\$ (5.25)	\$ (5.25)	\$ (0.44)
300,000	210,000	\$ (6.30)	\$ (6.30)	\$ (0.53)
350,000	245,000	\$ (7.35)	\$ (7.35)	\$ (0.61)
400,000	280,000	\$ (8.40)	\$ (8.40)	\$ (0.70)
450,000	315,000	\$ (9.45)	\$ (9.45)	\$ (0.79)
500,000	350,000	\$ (10.50)	\$ (10.50)	\$ (0.88)
Mill Rate Increase/(Decrease)		(0.03)		



- Taxes will still go down due to the pay off of Storm Alfred Debt
- Annual cost to the Town of \$467,000

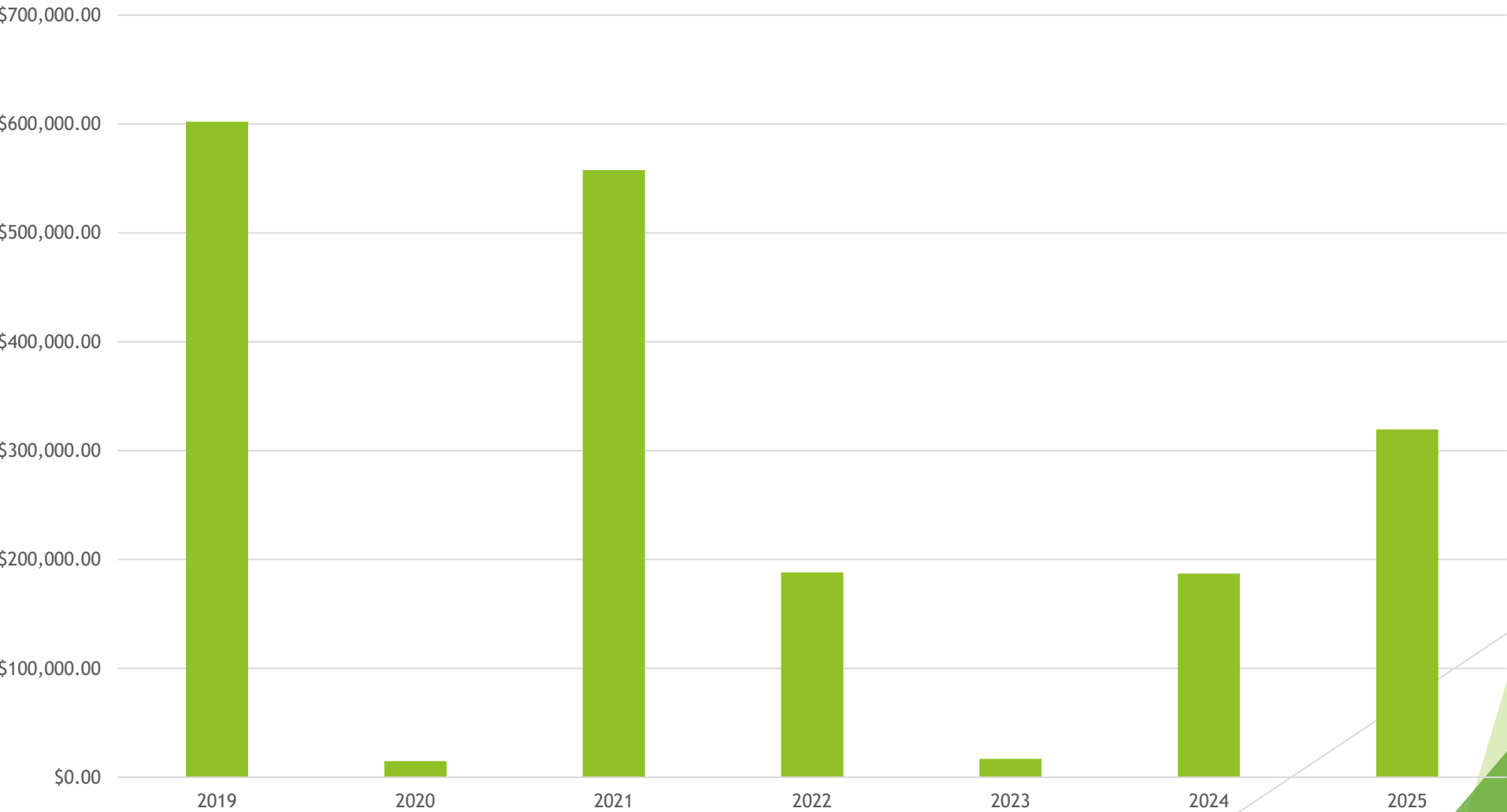
## Can taxes be reduced in this plan?

Yes, there are a number of factors that go into how a tax bill is determined. In isolation, based on the \$6,675,000 cost and the reduction of current debt the Town could reduce taxes in 2022.



# How could Economic Development Help?

Revenue from Tax Abatements





If the vault or the archival space is customized for environmental storage, can the Wood Memorial Library and Museum have access to store their environmentally sensitive documents? Would there be a charge?

Based on the size of the vault and requirements from the State of Connecticut this could certainly be a potential. Most likely there would be no to a minimal charge for housing documents from the Wood Memorial Library.



## Would solar energy be done to the building?

Yes, the Town would work with the Clean Energy Commission to determine the right application for solar power in keeping with the pledge to have 100% clean energy.



Testing for Pyrrhotite? (this mineral causes breakdown of concrete foundations).

In the purchase a sale agreement the Town negotiated a 60 day “Due Diligence Period”. During that time we are testing the foundation for Pyrrhotite.







# Have a question ask

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Email: [michael.maniscalco@southwindsor-ct.gov](mailto:michael.maniscalco@southwindsor-ct.gov)

Town Council: Phone-(860) 644-2511 ext. 206

Email: [TownCouncil@southwindsor-ct.gov](mailto:TownCouncil@southwindsor-ct.gov)

Want to learn more on your own: <https://www.southwindsor-ct.gov/town-hall-project>

